

170.0

0005

0011.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,010,800 / 1,010,800

APPRAISED:

1,010,800 / 1,010,800

USE VALUE:

1,010,800 / 1,010,800

ASSESSED:

1,010,800 / 1,010,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
15		WOLLASTON AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ZARBA JOSEPH L/TRUSTEE &	
Owner 2: SUGRUE TERESA/TRUSTEE	
Owner 3: WILLIAMS ST REALTY TRUST	

Street 1: 281 STEARNS RD

Street 2:

Twn/City: MARLBOROUGH

St/Prov: MA Cntry Own Occ: N

Postal: 01752 Type:

PREVIOUS OWNER

Owner 1: ZARBA JOSEPH A/TERESA A -

Owner 2: -

Street 1: 7 PINE RIDGE ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .16 Sq. Ft. of land mainly classified as Three Fam. with a Multi-Garden Building built about 1920, having primarily Clapboard Exterior and 3113 Square Feet, with 3 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
105	Three Fam.		6975	Sq. Ft.	Site			0	70.	0.90	8									440,475						440,500	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
105	6975.000	570,300		440,500	1,010,800		112844
							GIS Ref
							GIS Ref
							Insp Date
							08/25/18

PREVIOUS ASSESSMENT								Parcel ID	170.0-0005-0011.0	!13155!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	
2022	105	FV	570,300	0	6,975.	440,500	1,010,800		Year end	12/23/2021	
2021	105	FV	545,200	0	6,975.	440,500	985,700		Year End Roll	12/10/2020	
2020	105	FV	545,200	0	6,975.	440,500	985,700	Year End Roll	12/18/2019		
2019	105	FV	419,700	0	6,975.	440,500	860,200	860,200	Year End Roll	1/3/2019	
2018	105	FV	419,700	0	6,975.	390,100	809,800	809,800	Year End Roll	12/20/2017	
2017	105	FV	394,600	0	6,975.	327,200	721,800	721,800	Year End Roll	1/3/2017	
2016	105	FV	394,600	0	6,975.	327,200	721,800	721,800	Year End	1/4/2016	
2015	105	FV	353,500	0	6,975.	283,200	636,700	636,700	Year End Roll	12/11/2014	

SALES INFORMATION								TAX DISTRICT				PAT ACCT.						
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes								
ZARBA JOSEPH A/	54840-444		6/17/2010	Convenience		100	No	No	Trustee cert. bk 65910 pg 255 8.14.2015 Josep									
SUGRUE TERESA/	35368-113		4/20/2002	Family		1	No	No										
ZARBA JOSEPH	30169-520		5/14/1999	Convenience		1	No	No										
	21339-43		8/1/1991			1	No	No	A									

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
6/27/1996	287	Manual	6,000					REROOF	5/14/2021	Mail Update	JO	Jenny O					
									8/25/2018	MEAS&NOTICE	HS	Hanne S					
									12/5/2008	Measured	336	PATRIOT					
									12/28/1999	Mailer Sent							
									12/10/1999	Measured	263	PATRIOT					
									12/1/1981		PS						

Sign: VERIFICATION OF VISIT NOT DATA / / /

